



Broom Grove, Knebworth

CHANDLERS

70 Broom Grove

Knebworth, SG3 6BQ

£475,000



4 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band D

Located within a popular cul-de-sac in Knebworth, this extended four bedroom semi-detached family home offers spacious accommodation across three floors and is ideally positioned within easy reach of the village amenities and mainline station with direct links into London Kings Cross.

Internally the home comprises; entrance hall, comfortable lounge with feature fireplace, and a generous kitchen/dining room with French doors opening onto the rear garden. The first floor offers three bedrooms and a family bathroom, whilst the converted loft provides an impressive principal bedroom with en-suite shower room.

Externally the Westerly facing rear garden features a patio area, sun deck and lawn, alongside an outbuilding with potential for a home office or studio. Further benefits include a garage, driveway parking and scope for additional extension STPP. (EPC D - North Hertfordshire Council - Tax Band D)



- Four bedroom semi-detached home
 - Extended across three floors
 - Popular cul-de-sac location
 - Spacious kitchen/dining room
 - Bright loft conversion with en-suite
 - Westerly facing rear garden
 - Patio, decking & lawn area
 - Outbuilding ideal for office space
 - Garage & driveway parking
 - Potential to extend further STPP
-











Additional/Material Information

- Local Authority is North Hertfordshire District Council
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

CHANDLERS

INDEPENDENT PROPERTY SPECIALISTS

01438 356635

sales@chandlers-estates.co.uk

